

2005-2006 Area Plans Review  
South County Cycle  
**Mason**  
Supervisory District

APR #	STATUS	PLANNING DISTRICT	SPECIAL AREA	NOMINATOR NAME	GENERAL LOCATION	TAX MAP#	ACRES	CURRENT PLAN	NOMINATED CHANGE	TASK FORCE RECOMMENDATION	STAFF RECOMMENDATION	PC ACTION
05-I-1A	Denied	Annandale		Koo H.Kim	NE of the Canard St and Edsall Rd intersection	71-4((7))1,2	0.84	Residential 1-2 du/ac.	Retail up to .45 FAR.	Retain Plan	Retain Plan	Retain Plan
05-I-2A	Withdrawn	Annandale		Su H. Auh & Chung Auh	SE Corner of Horseshoe Dr. & Hummer Rd.	59-4((6))20B	0.62	Residential 2-3 du/ac.	Retail up to .20 FAR.	Retain Plan	Retain Plan	NA
05-I-3A	Withdrawn	Annandale		Dooil Shin	SE of the Horseshoe Dr and Hummer Rd intersection	59-4((6))20C,20D	1.41	Residential 2-3 du/ac.	Retail up to .20 FAR.	Retain Plan	Retain Plan	NA
05-I-4A	Denied	Annandale		Phillip A. Gallo & Ms. Rosemary Gwynn	Generally located on Byrneley Ln, W of Backlick Rd	71-3((10))5,6	2.01	Residential 0.5-1 du/ac.	Residential 2-3 du/ac.	Retain Plan	Retain Plan	Retain Plan
05-I-5A	Active	Annandale		Hillary Katherine Zahm (Cooley Godward LLP)	S of Little River Tpke, E of Columbia Rd and W of Randolph Dr	71-2((10))1,2,11,12	1.99	Retail and other.	Option for office up to 0.4 FAR with conditions.	Task Force Alternative modifies nomination by adding Plan guidance addressing stormwater managment and traffic on Randolph Rd.	Staff Alternative adds an option for office up to .35 FAR.	Approve Staff alternative with modifications to increase the intensity up to .40 FAR and reduce the landscaped buffer to a minimum of 25 feet.

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05-I-6A	Withdrawn	Annandale		Lori Greenlief (McGuire Woods LLP)	W & E side of Roberts Ave, N of Little River Tpke	71-2((5))A,B,B2,C,1,5,7,9,9A,16,16A,16B,21A,23,25,27,29,31,33,35,41,43,45A,53A,59,61,65,69,71	15.44	Residential 2-3 du/ac. Parcels 71-2((5)) 9 & 9A have option for office with conditions.	Residential 8-12 du/ac.	NA	NA	NA
05-I-7A	Active	Annandale	Annandale CBC (Sub-Unit E-4 )	Martin D. Walsh (American Properties of MD, LLC)	N of Little River Tpke and E of John Marr Dr	71-1((1))100,102A,102B,103,105	16.71	Community serving retail up to .35 FAR. Option for retail/office mixed use up to 0.5 FAR.	Retail and office up to 1.0 FAR. Add mixed use option with office, retail & residential up to 1.5 FAR (potential mix 1/3 residential or more, 2/3 non-residential or less).	The Task Force supports the nomination, however support for nomination #05-I-17A would allow an increase in intensity for retail/office/residential mixed use up to 2.0 FAR	<b>Recommendation modified after PC Mark-up to defer for concurrent review with the rezoning application.</b> Original recommendation: Defer nomination until a Special Study is conducted of the Annandale CBC to evaluate land use.	Approve PC alternative that adds an option for mixed use up to 1.0 FAR with consolidation and a second option for mixed use with residential up to 1.5 FAR and a height limit of 90 feet.
05-I-8A	Active	Annandale	Beltway South Industrial Area (Land Unit B )	Clara Quintero Johnson (Department of Planning and Zoning)	N of I-495 and E of Backlick Rd	80-2((1))22A,22B,23,24,26	32.38	Office, retail, industrial, private open space, public facilities. Retain current uses including commuter rail facility, with retail up to .35 FAR in the W portion of Land Unit; E portion of Land Unit planned office up to .50 FAR.	W portion of Land Unit modify option for retail/office mixed use up to .45 FAR. E portion of Land Unit planned for office up to .35 FAR. Option for office/retail/residential mixed use not to exceed traffic impact of retail/office mixed use up to .45 FAR.	Task Force alternative modifies nomination by including Plan guidance for affordable housing, working singles housing, and senior living	Staff alternative includes guidance to encourage consolidation or coordinated development	Approve Staff alternative, which modifies the nomination by adding Plan guidance to encourage logical parcel consolidation and coordination.
05-I-9A	Withdrawn	Annandale		Andrew R. Levinson (Cooley Godward, LLP)	E of Annandale Acres, W of Backlick Rd	71-3((1))16-18	4.31	Residential 0.5-1 du/ac.	Residential 8-12 du/ac.	Retain Plan	Retain Plan	NA

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05-I-10A	Active	Annandale	Annandale CBC (Sub-Unit A2 )	Martin D. Walsh (Madison Homes, Inc.)	N of Little River Tpk, W of Annandale Rd	71-1((1))80;71-1((4))1,1A,13,13A,13B,18,18A,18B,21;71-1((20))1A,1B,2,3	11.13	Retail up to .35 FAR. Option for retail/office mixed use up to .50 FAR. SE portion of sub-unit has option for retail/office mixed use up to .70 FAR and 1.0 FAR with residential component. May exceed 1.0 FAR if includes cinema or hotel, with conditions.	Retail/office mixed use up to 1.5 FAR. Option for retail/office/residential mixed use up to 2.25 FAR.	The Task Force Alternative reflects support for nomination #05-I-17A by reducing the mixed use option with a residential component to 2.0 FAR.	<b>Recommendation modified after PC Mark-up to defer for concurrent review with the rezoning application.</b> Original recommendation: Defer nomination until a Special Study is conducted of the Annandale CBC to evaluate land use	Approve Task Force alternative with modifications to limit building height to 90 feet and 120 feet on a portion of the site, if designed in a manner to create an architectural focal point.
05-I-11A	Active	Annandale	Annandale CBC (Sub-Unit A-2, C-2 & E-1 )	Clara Quintero Johnson (Department of Planning and Zoning)	Generally bounded by Little River Tpk, Markham St, Poplar St, Annandale Center Dr, and John Marr Dr	71-1((1))80,92,92A,92B,92C,93-95,109-113,113A,114;71-1((4))A,C,E,F1,G1,H1,O,P,R,S,T,U,W,X,1,1A,13,13B,18,18A,18B,21,22,25,32,34,36,38,40,52-57,60,91A,91B,118;71-1((20))1A,1B,2,3	36.78	Retail. Sub-Units A-2, C-2 and E1 have mixed use options of varying intensity up to 1.0 FAR. Portions of Sub-Units A-2 & E-1 may exceed 1.0 FAR if includes cinema or hotel with conditions. Sub-Unit C-2 may achieve 1.0 FAR if includes cinema or hotel and may exceed 1.0 FAR with conditions such as provision of senior or working singles housing or public park.	For Town Center portion of Sub-Units A-2, C-2 and E-1, increase flexibility for higher intensity options. For A-2 & E1, delete condition that a cinema or hotel should be part of development proposals above 1.0 FAR. For C-2, delete condition that senior or working singles housing, or public park is necessary to exceed 1.0 FAR.	Approve nomination as submitted	Approve staff alternative	Approve Staff alternative with modifications to delete the text that applies to Sub-unit A-2.
05-I-12A	Denied	Annandale		Clara Quintero Johnson (Department of Planning and Zoning)	Property along Little River Tpk, generally W of Markham St and Medford Dr, E of Championship Dr and Heritage Dr	59-4((6))1,3-5,10,19B,20,20A,20E; 60-3((12))5;70-2((1))1A,9,10,11A,13;71-1((1))74,portion of 75,75L; 71-1((2)) 1A,1B,3,4,21;71-1((34))All; 71-1((35))All;71-1((42)) All; and 15 feet of frontage on Little River Turnpike for 71-1((1)) 72,72A; 71-1((3)) 1; 71-1((33)) All	30.73	Office, retail, private recreation, residential 12-16 du/ac & 16-20 du/ac.	Add guidance to encourage future visual and streetscape improvements.	Task Force Alternative supports nomination's additional guidance, however also supports adding this area to the Annandale CBC.	Staff Alternative modifies nomination by adding guidance to encourage inclusion of this area in the Annandale CRD.	Retain Plan

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05-I-15A	Active	Annandale		Sharon Bulova, Supervisor (Braddock District APR Task Force)	Property along Little River Tpke, generally W of Markham St and Medford Dr, E of Championship Dr and Heritage Dr	59-4((6))1,3-5,10,19B,20,20A,20E; 60-3((12))5;70-2((1))1A,9,10,11A,13;71-1((1))74,portion of 75,75L; 71-1((2)) 1A,1B, 3,4,21;71-1((34))All; 71-1((35))All;71-1((42)) All; and 15 feet of frontage on Little River Turnpike for 71-1((1)) 72,72A; 71-1((3)) 1; 71-1((33)) All	24.24	Office, retail, private recreation, residential 12-16 du/ac & 16-20 du/ac.	Add guidance to encourage future visual and streetscape improvements. Add area to Annandale CBC. Add guidance for area to be added to the Annandale CRD.	Approve nomination as submitted	Staff alternative modifies nomination by adding guidance to encourage inclusion of this area in the Annandale CRD.	Approve Task Force alternative
05-I-17A	Deferred	Annandale	Annandale CBC (Sub-Unit A-2, C-2, Land Units D & E )	Daniel McKinnon, Jr. (ACBDPC, Inc.)	Generally, property along Columbia Pike and W of Gallows Rd, property along Little River Tpke between Backlick Rd and Carrico Dr, property generally bounded by John Marr Dr, Backlick Rd, Little River Tpke, Markham St, Poplar St, nad Daniels Ave.	60-3((1))21,21A,21B,21C;60-3((51))All;71-1((1))80,92,92A,92B,92C,93-96,96A,96B,100,101,101A,102,102A,102B,102C,102D,102E,102F,103,105,109-113,113A,114,115A,115B,115C,116A,116B,116F;71-1((4))A,C,E,F1,G1,H1,O,P,R,S,T,U,W,X,1,1A,13,13A,13B,18,18A,18B,21,22,25,32,34,36,38,40,52-57,60,91A,91B,109A1,109B1,118,145-147;71-1((5))1;71-1((13))All;71-1((20))1A,1B,2,3;71-1((23))A,B,C,D,E,F,G;71-1((31))All 80-2((1))38	59.71	Office, retail, public facilities, alternative uses. Sub-units A-2, C-2, and Land Units D and E have mixed use options of varying intensity up to 1.0 FAR and higher. Maximum heights range from 40-75 feet.	Sub-Units A-2, C-2, E-1, E-2, E-4 and E-5 increase intensity up to 2.0 FAR, increase maximum height to 120 feet. Sub-units D, E-3 and E-6 increase intensity up to 1.0 FAR and increase maximum building height up to 60 ft.	Task Force alternative modifies nomination to include additional guidance that traffic and pedestrian issues be evaluated further	Defer nomination until a Special Study is conducted of the Annandale CBC to evaluate land use compatibility as well as transportation and public facility impacts of all proposed amendments within this area	Deferred to the October 26, 2006 Planning Commission meeting.
05-I-18A	Withdrawn	Annandale	Beltway South Industrial Area (Land Unit C )	Martin D. Walsh (Florida Rock Industries)	Generally SW of Edsall Rd and I-395, along Industrial Dr		40.00	Industrial.	Residential 8-12 du/ac, option for residential/retail mixed use up to 1.0 FAR (predominately residential with retail component).	NA	NA	NA
05-I-19A	Denied	Annandale		Mohamad Fahim Ahmadzai	Generally NE of Edsall Rd and Mitchell St	71-4((7))24A	0.58	Residential 1-2 du/ac.	Office up to .40 FAR.	Retain Plan	Retain Plan	Retain Plan
05-I-20A	Deferred	Annandale		Sheri L. Hoy for J. M. Campbell (McGuireWoods, LLP)	S of Little River Tpke, E & W of Willow Run Dr	71-2((1))36,43A;71-2((10))17A;71-2((13))All	15.13	Residential 1-2 du/ac.	Residential 8-12 du/ac.	Retain Plan	Retain Plan	Deferred to the September 20, 2006 Planning Commission Meeting

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05-I-21A	Deferred	Annandale		Mark Anstine	S of Little River Tpke, W of Willow Run Dr	71-2((1))36;71-2((10))17A;71-2((13))1	8.79	Residential 1-2 du/ac.	Residential 8-12 du/ac.	Retain Plan	Retain Plan	Deferred to the September 20, 2006 Planning Commission Meeting
05-I-1B	Active	Baileys	Seven Corners CBC (Sub-Unit B-4 )	Joseph A. Roberts (Paretian Engineering Group, LLC)	S of Arlington Blvd and E of Olin Dr	51-4((2))(A)4-9	1.59	Office up to .25 FAR with conditions. Option for townhouse style office up to .35 FAR with conditions.	Office up to .25 FAR. Option for office up to .65 FAR and 2nd option for office up to 1.0 FAR with conditions.	Task Force Alternative retains current planned use and intensities and adds Plan guidance to address stormwater drainage and traffic circulation	Staff Alternative supports Task Force recommendation and modifies current plan text by adding guidance to address stormwater drainage and traffic circulation	Approve Staff alternative with modifications to address landscape buffers, storm water management, and traffic circulation.
05-I-2B	Active	Baileys	Baileys Crossroads CBC (Sub-Unit D-2 )	John Thillmann	Generally S of Columbia Pk and Leesburg Pk Interchange	61-2((1))112	1.34	Retail or office up to .35 FAR with option up to .50 FAR. Option for retail/office mixed use up to .70 FAR.	Residential/office/retail mixed use up to 2.0 FAR.(Potential mix is approximately half residential & half non-residential).	Task Force Alternative supports a 2.0 FAR as part of recommendation for APR05-I-10B, encourages incorporation of affordable housing for higher density development and supports including area in special study	<b>Recommendation modified after PC Mark-up to defer until after results of ULI panel.</b> Original recommendation: Defer nomination until a Special Study is conducted of the Baileys CBC to evaluate land use compatibility as well as transportation and public facility impacts of all proposed amendments within this area	Approve PC alternative that modifies the Task Force recommendation by adding Plan guidance to improve circulation in the area and limit building height to 120 feet.
05-I-3B	Withdrawn	Baileys		Martin D. Walsh (Concordia/Munson Hill LLC)	Generally NW of Peace Valley Ln and Colmac Dr	61-1((1))7	1.89	Residential 2-3 du/ac.	Residential 5-8 du/ac.	NA	NA	NA
05-I-4B	Withdrawn	Baileys		Martin D. Walsh (Concordia Group)	S of Scoville St terminus	61-4((1))118	5.00	Public facilities, governmental and institutional.	Retain up to 5,000 square feet of Moose Lodge use. Add option for residential 16-20 du/ac. 2nd Option for age restricted housing up to 30 du/ac.	NA	NA	NA

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05-I-5B	Deferred	Baileys	Baileys Crossroads CBC (Sub-Unit C-4 & C-5 )	William B. Lawson, Jr.	N of Leesburg Pike, E of Carlin Springs Rd, W of S. Jefferson St	62-1((1))13,13A,14,15,16A,16E,16F	44.55	Retail and office. Sub-Unit C-4: community serving retail up to .35 FAR. Sub-Unit C-5: community serving retail at current intensity.	Mixed use with residential, office, retail, private recreation & open space, up to 1.2 FAR.(potential mix is approximately 2/3 residential & 1/3 non-residential).	Approve nomination as submitted	Defer nomination until a Special Study is conducted of the Baileys CBC to evaluate land use compatibility as well as transportation and public facility impacts of all proposed amendments within this area	Deferred until an evaluation of Baileys Crossroads is completed.
05-I-6B	Denied	Baileys	Baileys Crossroads CBC (Sub-Unit D-2 )	William B. Lawson, Jr.	Bounded by Seminary Rd, Carlin Springs Rd, and Leesburg Pk	61-2((1))96-100;61-2((21))1,3-5,9,11A,16;61-4((29))13	10.04	Community serving retail and office up to .35 FAR with option up to .50 FAR with conditions. 2nd option for retail/office mixed use up to .70 FAR with conditions including 5 acres consolidation.	Add option for redevelopment of existing office up to .70 FAR with consolidation of 30,000 sq ft.	Approve nomination as submitted	Retain Plan	Retain Plan
05-I-7B	Withdrawn	Baileys		Lori Greenlief for Mo Choumil (McGuirewoods LLP)	Juniper Rd at Nicholson St, southern terminus	51-3((23))A1,A2,110	1.24	Residential 2-3 du/ac.	Residential 8-12 du/ac.	Retain Plan	NA	NA
05-I-8B	Withdrawn	Baileys	Baileys Crossroads CBC (Sub-Unit D-3 )	Lori R. Greenlief for Abramson Family (McGuire Woods LLP)	S of Seminary Rd, E of Scoville St	61-4((17))B	4.23	Residential 16-20 du/ac.	Residential/retail mixed use up to 2.35 FAR with conditions (Predominately residential with retail component).	NA	NA	NA

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05-I-9B	Active	Baileys	Baileys Crossroads CBC (Sub-Unit C-3 )	Mark Looney (Cooley Godward, LLP)	NW of Carlin Springs Rd and Leesburg Pk intersection	61-2((22))All;62-1((1))11,12	7.25	Residential 2-3 du/ac, retail. Option for neighborhood serving retail up to .35 FAR, option for office or hotel up to .50 FAR.	Add option: residential/retail mixed use up to 1.85 FAR (Predominately residential with retail component).	Approve nomination as submitted	<b>Recommendation modified after PC Mark-up to defer until after results of ULI panel.</b> Original recommendation: Defer nomination until a Special Study is conducted of the Baileys CBC to evaluate land use compatibility as well as transportation and public facility impacts of all proposed amendments within this area	Approve PC alternative, which limits intensity to 1.45 FAR, adds Plan text to ensure substantial and logical consolidation, and provides additional guidance for access and circulation improvements.
05-I-10B	Active	Baileys	Baileys Crossroads CBC (Sub-Unit D-2 )	Heather M. Himes (Cooley Godward LLP)	SE of Moncure Ave and Columbia Pk intersection	61-2((1))112,113,113A,113C,114;61-2((19))5A,11A;61-2((45))B;61-4((30))15,17	7.02	Retail or office up to .35 FAR with option up to .50 FAR. Option for retail/office mixed use up to .70 FAR.	Add option: mixed use up to 2.0 FAR with logical consolidation. 2nd option: mixed use up to 3.0 FAR with 5 acres consolidation. (Possible mix approximately 2/3 residential, 1/3 non-residential).	Task Force Alternative reduces intensity to a 2.0 FAR, encourages incorporation of affordable housing for higher density development and supports including area in special study	<b>Recommendation modified after PC Mark-up to defer until after results of ULI panel.</b> Original recommendation: Defer nomination until a Special Study is conducted of the Baileys CBC to evaluate land use compatibility as well as transportation and public facility impacts of all proposed amendments within this area	Approve PC alternative that modifies the Task Force recommendation by adding Plan guidance to improve circulation in the area and limit building height to 120 feet.
05-I-11B	Withdrawn	Baileys	Baileys Crossroads CBC (Sub-Unit D-1 )	Stuart Mendelsohn for Palisades Dev. (Holland & Knight LLP)	S of Columbia Pike, E and W Lacy Blvd	61-2((1))117;61-4((1))76-78,78A,79,80,80A,80B,81-85,87;61-4((23))2-9;61-4((30))18,20,22	12.42	Residential 3-4 du/ac, retail. Parcel 61-4((30))18 has option for residential 8-12 du/ac. Parcel 61-2((1))117 has option for office up to .35 FAR.	Add option: residential 16-20 du/ac. 2nd option: Residential up to 24 du/ac with substantial consolidation.	NA	NA	NA
05-I-12B	Active	Baileys	Seven Corners CBC (Sub-unit B-4 )	Lars Issa, President (LBHCA)	Generally S of Arlington Blvd, E and W of Olin Dr	51-4((1))6,8;51-4((2))(A)4-9;51-4((2))(B)1-7;51-4((15))1-15,17-21	4.46	Office up to .25 FAR with conditions. Option for townhouse style office up to .35 FAR with conditions.	Add conditions to office up to .25 FAR. Remove option for office up to .35 FAR for portion of area.	Task Force Alternative retains current planned use and intensities and adds Plan guidance to address stormwater drainage and traffic circulation	Staff Alternative supports Task Force recommendation and modifies current plan text by adding guidance to address stormwater drainage and traffic circulation	Approve Staff alternative with modifications to address landscape buffers, storm water management, and traffic circulation.

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05-I-13B	Active	Baileys		Martin D. Walsh (Second Clemente LLC)	S of Arlington County Boundary, E of S. Fourteenth St	62-3((6))6-9,10A,11A,12,13A,14A	2.17	Residential 2-3 du/ac.	Residential up to 1.6 FAR, approximately 40-50 du/ac.	Task Force Alternative adds an option for 24 du/ac.	Staff Alternative adds an option for residential up to 5-8 du/ac and deletes requirement for access condition through property	Approve Task Force alternative with modifications to limit density to 18-24 du/acre.
05-I-1J	Active	Jefferson		Antonio J. Calabrese for Bill Page Honda (Cooley Godward, LLP)	SW of Arlington Blvd and Annandale Rd intersection	50-4((1))6,7;50-4((17))A,G,H,H1,L	9.69	Community serving retail up to .35 FAR.	Retail up to 0.5 FAR, option for residential/retail mixed use up to 1.0 FAR (Potential mix approximately 2/3 residential, 1/3 retail).	Task Force Alternative modifies Plan guidance to add vehicle sale, rental, ancillary and major service establishment uses	<b>Recommendation modified after PC Mark-up to support PC recommendation.</b> Original recommendation: Retain Plan	Approve Task Force alternative
05-I-2J	Denied	Jefferson		Lynne Strobel for Albert Riveros	Generally S of Arlington Blvd, N of Spring Terrace	51-3((5))7B,8-14,14A,15,16	8.58	Residential 2-3 du/ac. Plan guidance discourages commercial uses.	Mixed use up to .50 FAR (Potential mix approximately 2/3 non-residential, 1/3 residential).	Retain Plan	Retain Plan	Retain Plan
05-I-1L	Active	Lincolnia		Lisa M. Chiblow for Eastwood Properties, Inc. (McGuireWoods LLP)	Generally SW of the Lincolnia Rd and N. Chambliss St intersection	72-2((1))35,38,39	3.12	Residential 5-8 du/ac, public facilities, governmental and institutional.	Residential 12-16 du/ac.	Retain Plan	<b>Recommendation modified after PC Mark-up to support PC recommendation with modification to add parking for cemetery.</b> Original recommendation: Retain Plan	Approve PC alternative, which adds an option to limit the property to 12 units with full parcel consolidation and also adds Plan text to protect the cemetery located on the property.
05-I-2L	Withdrawn	Lincolnia		Martin D.Walsh (JPI Development Inc.)	Generally NE of I-395 and Edsall Rd intersection	81-1((1))1,1B;81-1((6))3	19.72	Retail and other, private open space, residential 16-20 du/ac. Commercial use to be limited to existing commercial uses.	Residential 30-40 du/ac and public park.	NA	NA	NA



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05-I-3L	Denied	Lincolnia		Michael A. Kennelly	W of Cherokee Ave at Annandale St	72-1((10))20,22;72-3((7))23,25,29,76A,77	4.07	Residential 1-2 du/ac	Residential 3-4 du/ac	Retain Plan	Retain Plan	Retain Plan